

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 026-2022**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 006-2021, By-law 007-2021, and By-law 008-2021.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Schedule “E-1642” and substituting therefor the Schedule “E-1642” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)” on a portion of the Subject Lands.
  - b) Deleting Schedule “E-1643” and substituting therefor the Schedule “E-1643” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
  - c) Deleting Schedule “E-1644” and substituting therefor the Schedule “E-1644” attached hereto as Schedule “3”, thereby deleting the Holding Symbol “(H)”.
  - d) Deleting Part “A.b.i”, “A.b.ii”, and “A.b.iv” to Exception 9(1511), thereby deleting the relevant reference to the Holding Symbol “(H)” in the said Exception 9(1511). Part “A.b.iii” shall remain in Exception 9(1511).
  - e) Deleting Part “A” to Exceptions 9(1512) and 9(1513), thereby deleting all reference to the Holding Symbol “(H)” in the said Exceptions 9(1512) and 9(1513).

- f) Deleting Key Map 9C and substituting therefor the Key Map 9C attached hereto as Schedule “4”, thereby removing the Holding Symbol “(H)” on a portion of the lands shown as “Subject Lands” on Schedules “E-1642”, “E-1643”, and “E-1644”; and effectively zoning a portion of the Subject Lands, EM1 Prestige Employment Area Zone, subject to site-specific Exceptions 9(1512) and 9(1513), and EM2 General Employment Area Zone, subject to site-specific Exceptions 9(1511), 9(1512), and 9(1513).
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

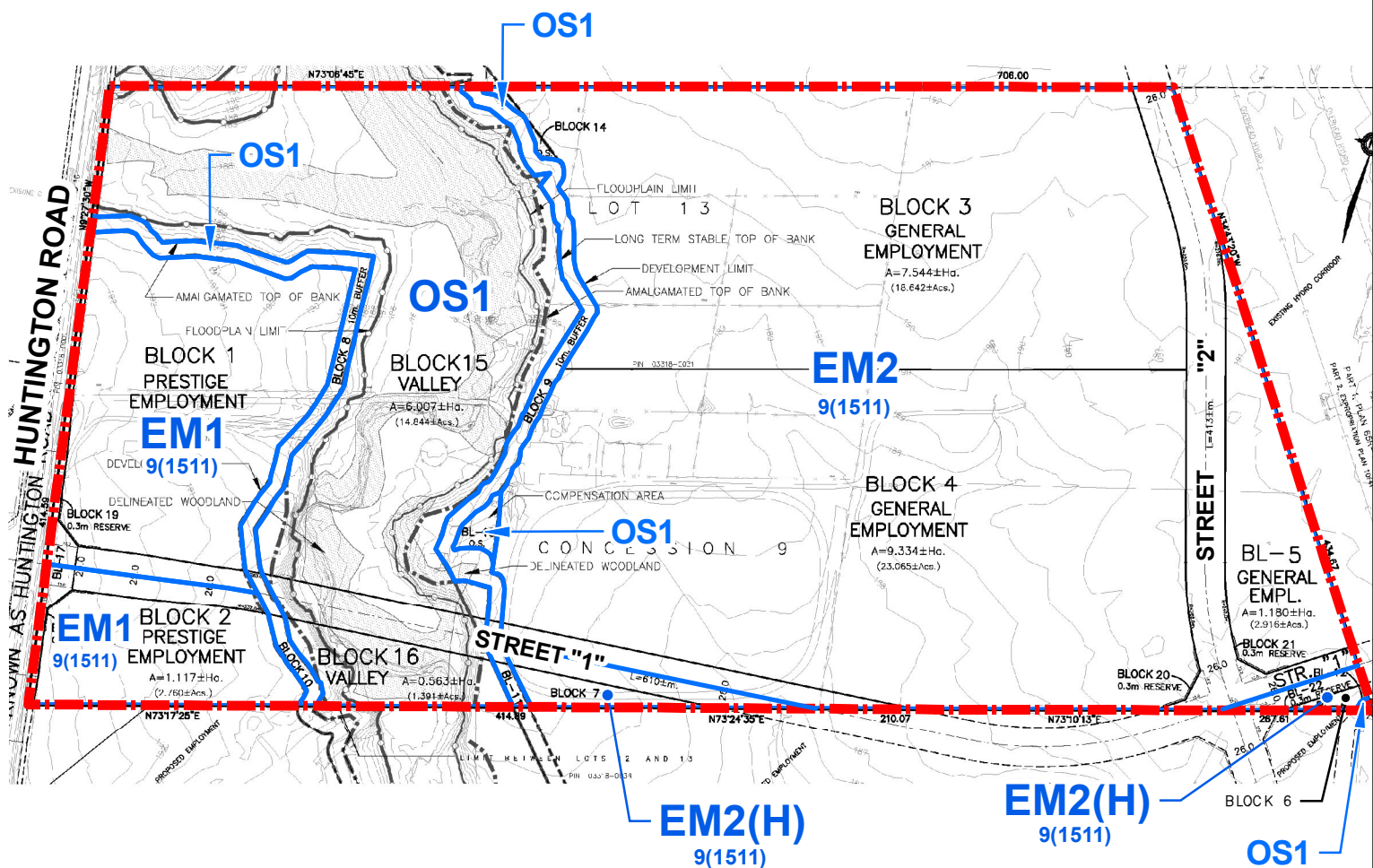
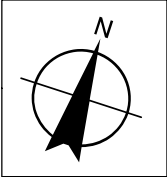
Enacted by City of Vaughan Council this 15<sup>th</sup> day of February, 2022.

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Hon. Maurizio Bevilacqua, Mayor

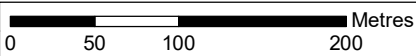
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Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1642'  
TO BY-LAW 1-88  
SECTION 9(1511)

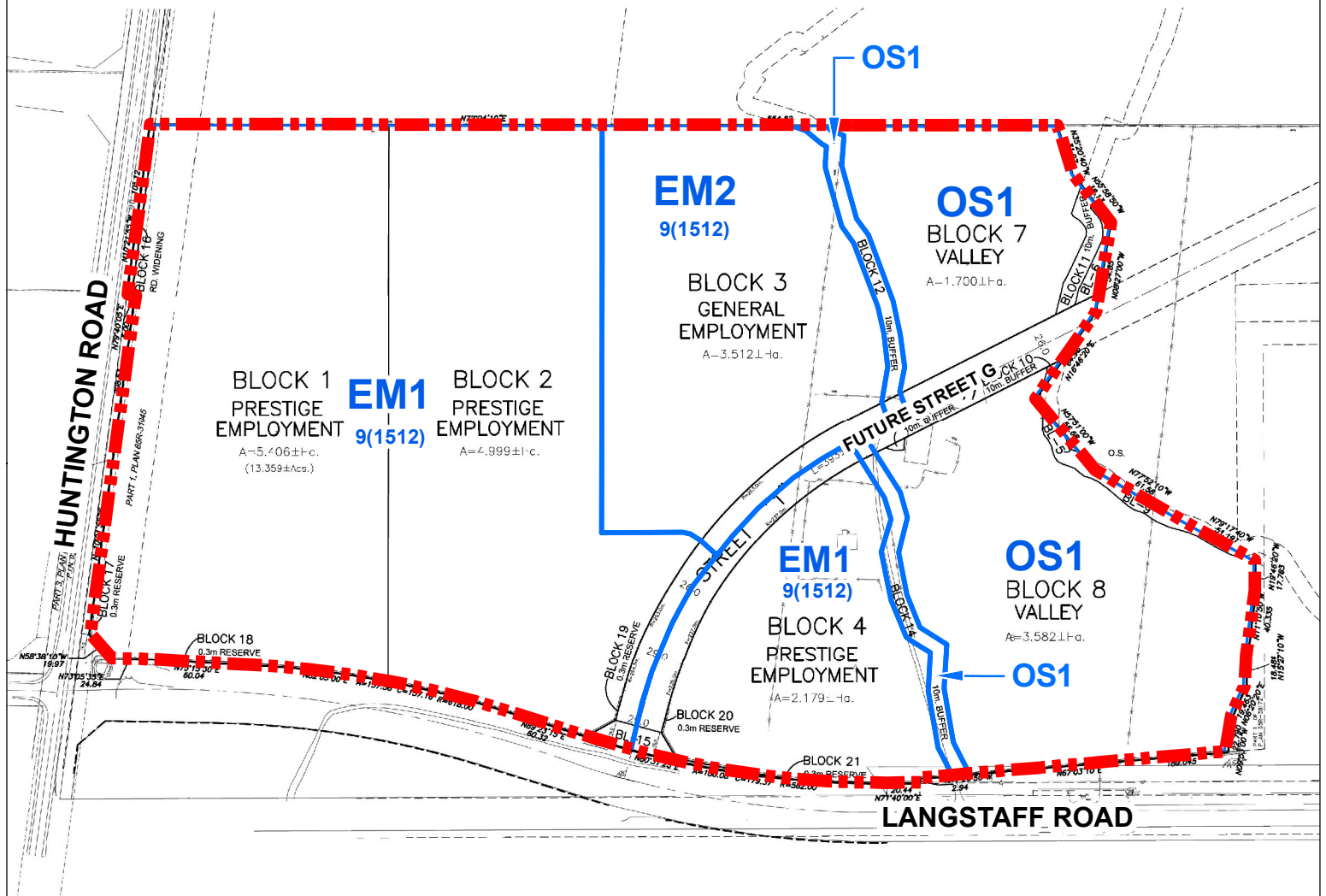
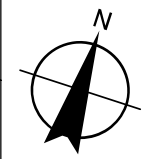
 SUBJECT LANDS



THIS IS SCHEDULE '1'  
TO BY-LAW 026-2022  
PASSED THE 15TH DAY OF FEBRUARY, 2022

FILE: Z.21.038  
RELATED FILES: Z.18.025, DA.18.065, 19T-18V009  
LOCATION: Part of Lot 13, Concession 9  
APPLICANT: Anatolia Block 59 Developments Limited  
CITY OF VAUGHAN

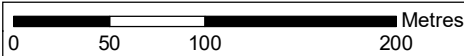
SIGNING OFFICERS  
  
MAYOR  
  
CLERK



THIS IS SCHEDULE 'E-1643'  
TO BY-LAW 1-88  
SECTION 9(1512)



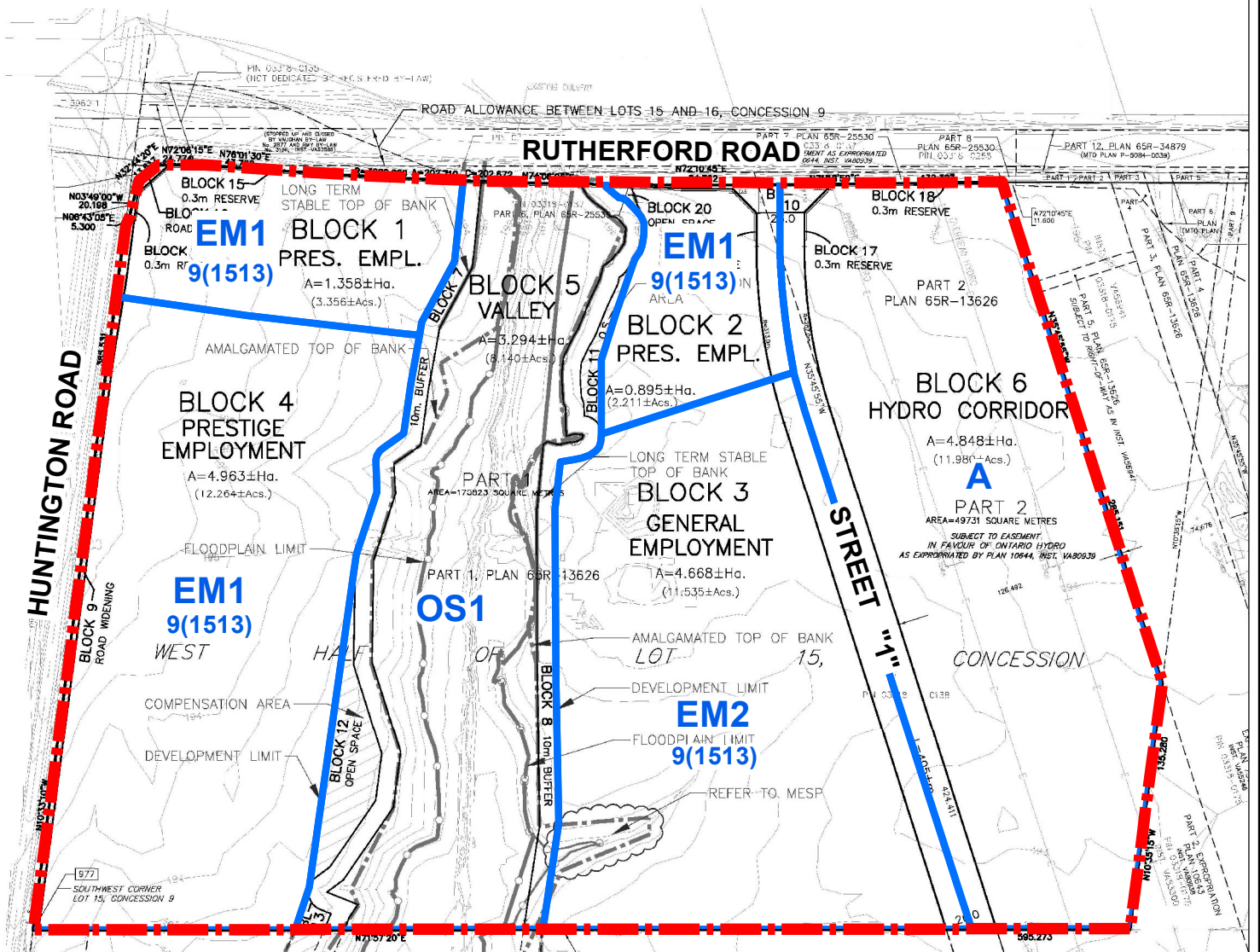
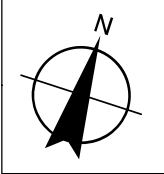
SUBJECT LANDS



THIS IS SCHEDULE '2'  
TO BY-LAW 026-2022  
PASSED THE 15TH DAY OF FEBRUARY, 2022

FILE: Z.21.038  
RELATED FILES: Z.18.026, DA.18.066, 19T-18V010  
LOCATION: Part of Lot 11, Concession 9  
APPLICANT: Anatolia Block 59 Developments Limited  
CITY OF VAUGHAN

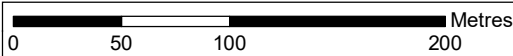
SIGNING OFFICERS  
  
MAYOR  
  
CLERK



THIS IS SCHEDULE 'E-1644'  
TO BY-LAW 1-88  
SECTION 9(1513)



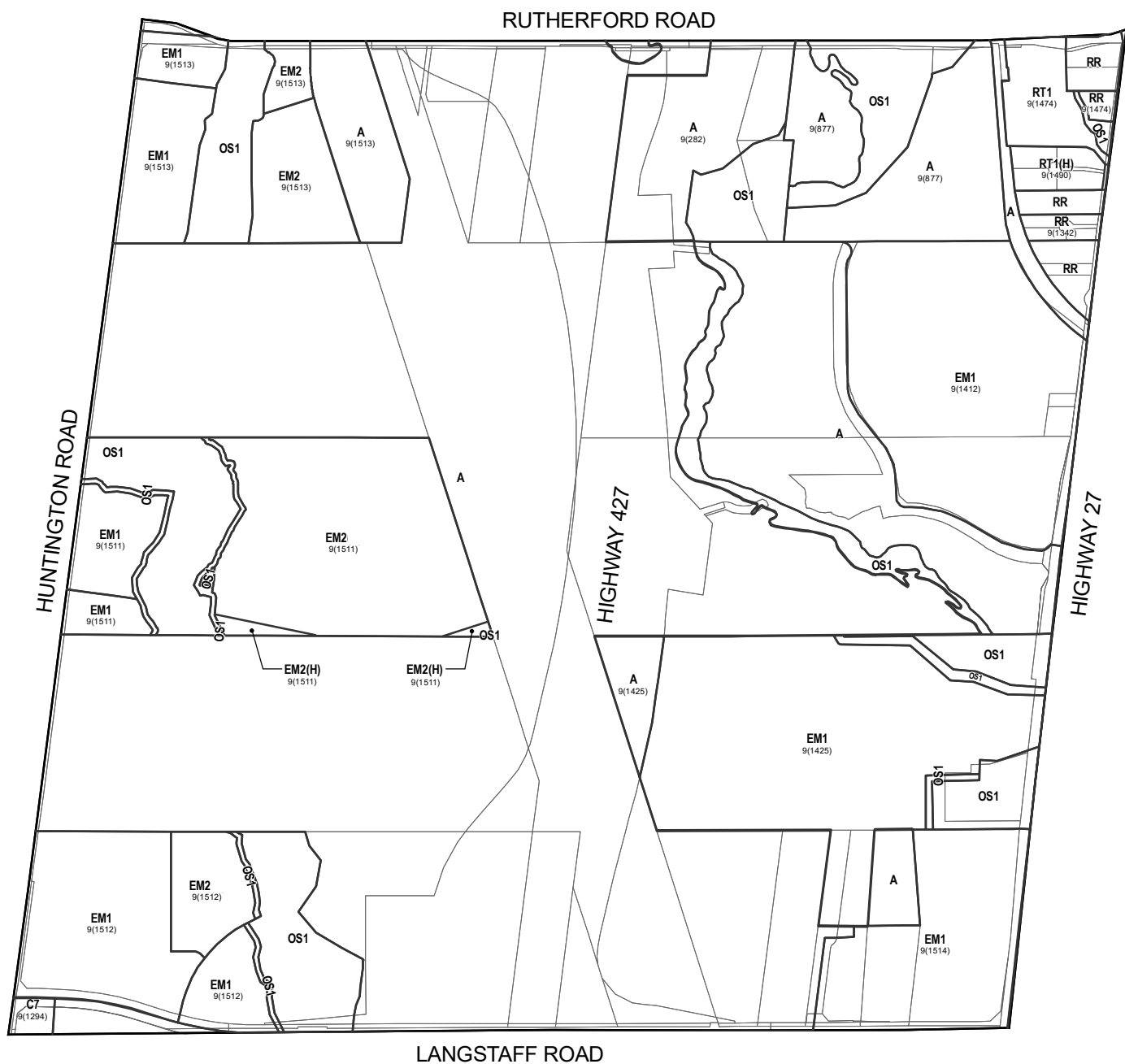
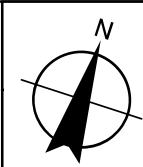
SUBJECT LANDS



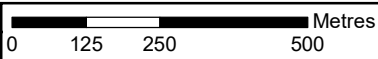
THIS IS SCHEDULE '3'  
TO BY-LAW 026-2022  
PASSED THE 15TH DAY OF FEBRUARY, 2022

FILE: Z.21.038  
RELATED FILES: Z.18.027, DA.18.067, 19T-18V011  
LOCATION: Part of Lot 15, Concession 9  
APPLICANT: Anatolia Block 59 Developments Limited  
CITY OF VAUGHAN

SIGNING OFFICERS  
  
MAYOR  
  
CLERK



KEY MAP 9C  
BY-LAW 1-88



THIS IS SCHEDULE '4'  
TO BY-LAW 026-2022  
PASSED THE 15TH DAY OF FEBRUARY, 2022

**FILE:** Z.21.038  
**RELATED FILES:** Z.18.025, Z.18.026, Z.18.027, DA.18.065  
DA.18.066, DA.18.067, 19T-18V009, 19T-18V010, 19T-18V011  
**LOCATION:** Part Lots 11, 13 and 15, Concession 9  
**APPLICANT:** Anatolia Block 59 Developments Limited  
**CITY OF VAUGHAN**

SIGNING OFFICERS  
  
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MAYOR  
  
\_\_\_\_\_  
CLERK



## **SUMMARY TO BY-LAW 026-2022**

The lands subject to this By-law are located east of Huntington Road, between Rutherford Road and Langstaff Road, and are municipally known as 6560 Langstaff Road, 8811 Huntington Road, and 9151 Huntington Road, being Part of the West Half of Lot 11, Part of the West Half of Lot 13, Part of the West Half of Lot 15, Concession 9, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol “(H)” from a portion of the Subject Lands, which are zoned EM1 Prestige Employment Area Zone, subject to site-specific Exceptions 9(1512) and 9(1513) with the Holding Symbol “(H)”, and EM2 General Employment Area Zone, subject to site-specific Exceptions 9(1511), 9(1512), and 9(1513) with the Holding Symbol “(H)”, to facilitate the development of the Subject Lands for employment uses.

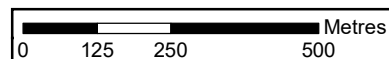
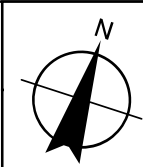
The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-laws 006-2021, 007-2021, and 008-2021, until such time that\*:

- a. Draft Plan of Subdivision Files 19T-18V009, 19T-18V010, and 19T-18V011 are approved by Council.
- b. The Owner satisfies all remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners to the satisfaction of the Development Engineering Department and the Policy Planning and Environmental Sustainability Department.
- c. A complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on Blocks 57/58 (not applicable to Exception 9(1512)).
- \* For the lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” on Blocks 6 and 7 for the “Subject Lands” as shown on Schedule “1” attached hereto, lot consolidation is required for the portion of each lot located on the abutting property to the south. This condition has not been satisfied, therefore Part “A.b.iii” shall remain in Exception 9(1511) and the Holding Symbol “(H)” will remain on Blocks 6 and 7 for the “Subject Lands” as shown on Schedule “1” attached hereto.

The Holding Symbol “(H)” can be removed, effectively zoning a portion of the subject lands EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone for employment uses, as the conditions respecting the holding provisions for a portion of the subject lands have been satisfied as follows:

On February 2, 2022, the Vaughan Committee of the Whole adopted a recommendation to approve Draft Plan of Subdivision Applications (Files 19T-18V009, 19T-18V010, and 19T-18V011) to facilitate the development of the Subject Lands for employment uses. On February 15, 2022, Vaughan Council adopted the February 2, 2022 Committee of the Whole decision. The Development Engineering (‘DE’) Department and Policy Planning and Environmental Sustainability Department (now Policy Planning & Special Programs) has confirmed that all remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners have been satisfied. The DE Department has also confirmed that a complete servicing strategy that will have no negative impact on Blocks 57/58 has been developed to the satisfaction of the DE Department.

Accordingly, the Holding Symbol “(H)” can be removed from the “Subject Lands” as shown on Schedules “1”, “2” and “3” attached hereto, except for Blocks 6 and 7 for the “Subject Lands” as shown on Schedule “1” attached hereto.



## LOCATION MAP TO BY-LAW 026-2022

**FILE:** Z.21.038

**RELATED FILES:** Z.18.025, Z.18.026, Z.18.027

DA.18.065, DA.18.066, DA.18.067

19T-18V009, 19T-18V010, 19T-18V011

**LOCATION:** Part Lots 11, 13 and 15, Concession 9

**APPLICANT:** Anatolia Block 59 Developments Limited

**CITY OF VAUGHAN**

